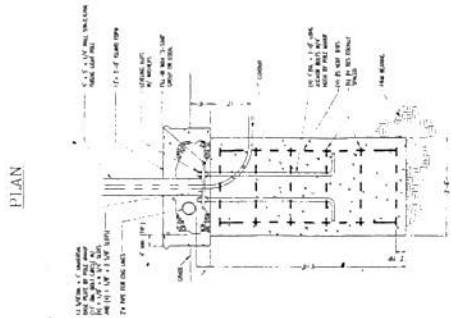
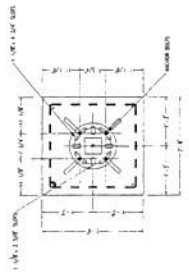


## **APPENDIX C**

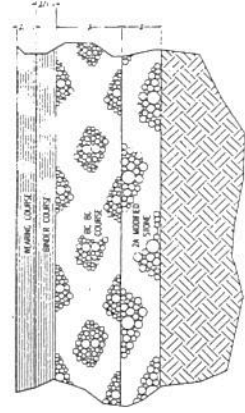
### **SUPPORTING DOCUMENTATION**

## Site Plans

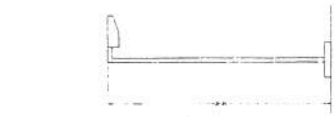




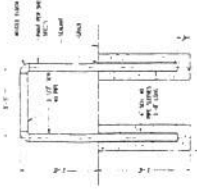
ISLAND LIGHT FOUNDATION SECTION  
SCALE 1/4" = 1'-0"



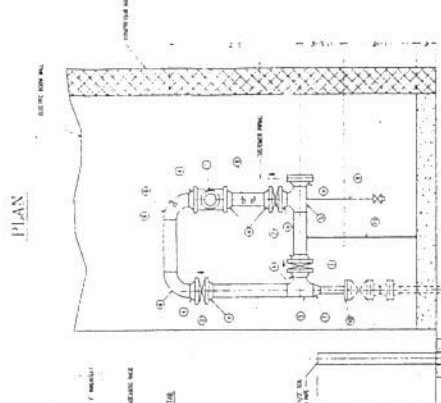
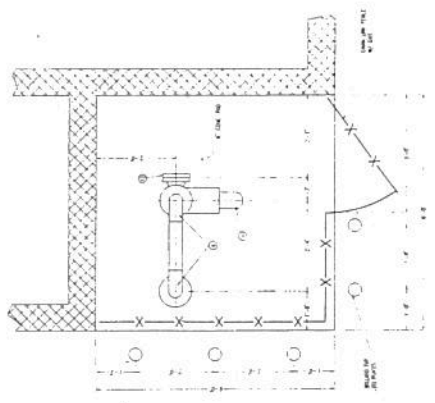
ASPHALT PAVING SECTION  
SCALE 1/2" = 1'-0"



ISLAND LIGHT ELEVATION  
SCALE 1/4" = 1'-0"



PROTECTION BUMPER SECTION  
SCALE 1/2" = 1'-0"



- NOTES:
1. GAS METER SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS CODE AND THE MANUFACTURER'S INSTRUCTIONS.
  2. GAS METER SHALL BE INSTALLED IN A VENTILATED ENCLOSURE.
  3. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS ACCESSIBLE FOR REPAIR AND MAINTENANCE.
  4. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS PROTECTED FROM VIBRATION AND SHOCK.
  5. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS PROTECTED FROM EXCESSIVE HEAT AND COLD.
  6. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS PROTECTED FROM OVERHEAD POWER LINES.
  7. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS PROTECTED FROM TRAFFIC.
  8. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS PROTECTED FROM THE ELEMENTS.
  9. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS PROTECTED FROM THE ELEMENTS.
  10. GAS METER SHALL BE INSTALLED IN A LOCATION WHERE IT IS PROTECTED FROM THE ELEMENTS.

GAS METER INSTALLATION  
SCALE 3/4" = 1'-0"



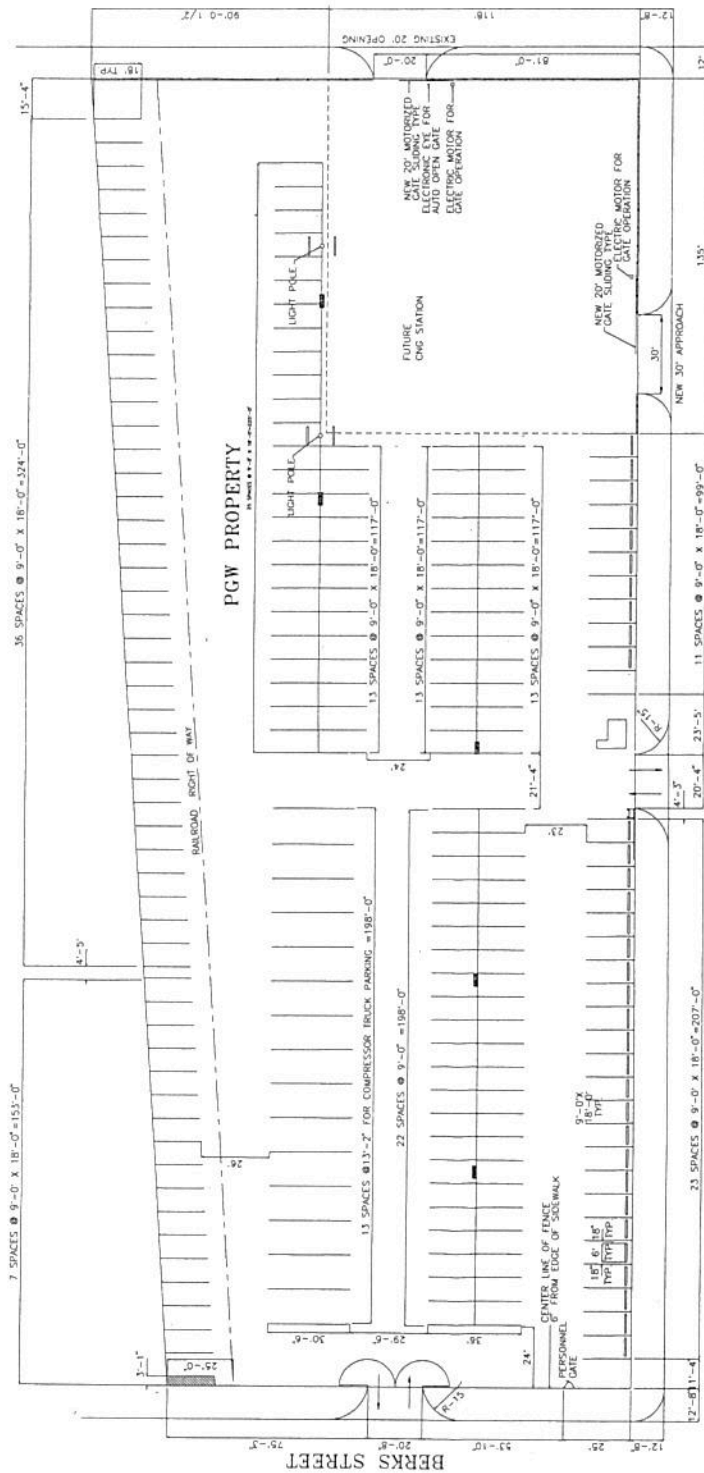
DRIVEWAY DETAIL FOR CURB-CUT  
SCALE 1/2" = 1'-0"

DATE	1/1/77	BY	J. J. J.	CHECKED	J. J. J.
PROJECT	GAS METER INSTALLATION				
CLIENT	GAS METER INSTALLATION				
DESIGNER	GAS METER INSTALLATION				
CONTRACT NO.	GAS METER INSTALLATION				
PROJECT NO.	GAS METER INSTALLATION				
DATE	1/1/77				
BY	J. J. J.				
CHECKED	J. J. J.				
PROJECT	GAS METER INSTALLATION				
CLIENT	GAS METER INSTALLATION				
DESIGNER	GAS METER INSTALLATION				
CONTRACT NO.	GAS METER INSTALLATION				
PROJECT NO.	GAS METER INSTALLATION				

**CARETTE GEORGE ASSOCIATES, INC.**  
1000 E. RAILROAD AVENUE  
PHILADELPHIA, PA. 19106  
(215) 595-1234

**PROJECT NO. M-1**  
**DATE 1/1/77**  
**BY J. J. J.**  
**CHECKED J. J. J.**

**MISC. SECTIONS**



NINTH STREET

[illegible][illegible]



## **Current Deed**



16N2-172 sub of 171  
Fee Simple Deed

D 0462 259

This Indenture Made this 1st day of May

19 86

Between SOUTHEASTERN PENNSYLVANIA TRANSPORTATION AUTHORITY

(hereinafter called the Grantor ),

CITY OF PHILADELPHIA

(hereinafter called the Grantee ),

20

Witnesseth That the said Grantor for and in consideration of the sum of Ninety Six Thousand Seven Hundred Twenty-five Dollars (\$96,725.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, hath granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

BLOCK 16 N 2 LOT 171

ALL THAT CERTAIN lot or piece of ground,

SITUATE in the 20th Ward of the City of Phila. and described in accordance with a Survey and Plan of Property made 4/24/1985 by Lawrence J. Cleary, Surveyor and Regulator of the 3rd Survey District.

BEGINNING at a point formed by the intersection of the Southerly side of Norris St. (50 feet wide) and the Westerly side of 9th St. (50 feet wide); thence extending South 11 degrees 21 minutes 0 seconds West along the said Westerly side of 9th St. the distance of 500 feet to a point on the Northerly side of Berks St. (50 feet wide); thence extending North 78 degrees 39 minutes 0 seconds West along the said Northerly side of Berks St. the distance of 153 feet 0 1/4 inch to a point on the Easterly right of way line of Southeastern Pennsylvania Transportation Authority (formerly Consolidated Rail Corporation; formerly Philadelphia, Germantown and Norristown Railroad); thence extending North 7 degrees 34 minutes 40 seconds East along said right of way line the distance of 501 feet 1 inches to a point on the said Southerly side of Norris St.; thence extending South 78 degrees 39 minutes 0 seconds East along the said Southerly side of Norris St. the distance of 185 feet 11 3/4 inches to the first mentioned point and place of beginning.

CONTAINING in area 84,750 sq. ft. or 1.9455922 acres.

BEING inter alia a part of the same premises which Consolidated Rail Corporation by Deed dated 3/30/1979 and recorded in Phila. County in Deed Book EFP 47 page 491 conveyed unto Southeastern Pennsylvania Transportation Authority, in fee.

AND BY Ordinance of City Council Bill 1851 introduced 3/6/1986 the Acquisition of premises hereon by the City of Phila. was approved.



D 0462 260

**Together** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

**And** the said Grantor, for itself, its successors

doth by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it the said Grantor, and its successors all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, and its successors and assigns, against it, the said Grantor, and its successors and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them shall and will

WARRANT and forever DEFEND.

In witness whereof, The said Grantor has caused these presents to be duly executed the day and year first herein above written.

SOUTHEASTERN PENNSYLVANIA  
TRANSPORTATION AUTHORITY

Sealed and Delivered  
IN THE PRESENCE OF US:

APPROVED AS TO FORM:  
BY: *[Signature]* ESQ.  
GENERAL COUNSEL'S OFFICE

BY: *[Signature]*  
Joseph T. Mack  
Chief Operations Officer/General  
Manager

ATTEST:

*[Signature]*  
James Archibald

D 0462 261

FORM OF CERTIFICATION TO BE USED  
AS REQUIRED BY CITY OF PHILADELPHIA  
REAL ESTATE TRANSFER TAX ORDINANCE

Jeffrey B Rotwill certifies that he is connected with  
the transaction entered into between SF2TA  
130 S. 9th St. Phila PA 19107 and City of Phila  
1800 N. 9th St. Phila PA 19122 with regard to which this certificate is given in the capacity of  
Attorney for Grantee and that the true, full and complete consideration of such  
transaction, including liens and other encumbrances, is \$ Ninety Six Thousand Seven Hundred Twenty Five  
( \$ 96,725.00 ) Dollars.

The highest assessed value of said real estate for local tax purposes is \_\_\_\_\_

\_\_\_\_\_ Dollars (\$ \_\_\_\_\_ ).

The fair value of the property is \_\_\_\_\_ Dollars \$ 96,725.00 ).

If the above transaction is not taxable in whole or in part, give detailed explanation in this space.

Both Grantee and Grantor are exempt parties.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief.  
I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or  
ordinance.

CLT-182

Jeffrey B. Rotwill 5/1/86  
(Signature)

---

## **Environmental Questionnaire**



ALL APPROPRIATE INQUIRY ("AAI")  
40 CFR 312  
USER QUESTIONNAIRE  
(ANSWERS OF PHILADELPHIA GAS WORKS 3/8/2010)

(NOTE: FOR PURPOSES OF THIS QUESTIONNAIRE, THE PHILADELPHIA GAS WORKS (PGW) RESPONDS SOLELY WITH RESPECT TO THE PROPERTY OWNED BY THE CITY OF PHILADELPHIA AT 9<sup>th</sup> AND BERKS, WHICH DOES NOT INCLUDE THAT CERTAIN 25 FOOT WIDE, APP. 500' LONG STRIP ADJACENT TO THE SEPTA RETAINING WALL, AS SHOWN IN SHADING ON THE ATTACHED SCHEMATIC. QUESTIONS REGARDING THAT PROPERTY SHOULD BE DIRECTED TO SEPTA.)

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, state, or local law?

No

2. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

No

3. Do you have any specialized knowledge or experience relating to the property or nearby properties? *(For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?)*

Yes – property across the street is engaged in an Act II process.

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

N/A – PGW does not have current appraisal information.

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

- a. Do you know the past uses of the property?

Coal Yard and Rock Salt Storage

## PROPERTY INFORMATION QUESTIONNAIRE

1. Please indicate the total number of structures located on the property, their approximate sizes (ft<sup>2</sup>), and dates of construction and/or renovation.

There are five (5):

(1)	Guard Shack	100 Ft <sup>2</sup>	1986
(2)	Compressor Station Shelter	800 Ft <sup>2</sup>	1996
(3)	Outdoor Compressor on Concrete Foundation	300 Ft <sup>2</sup>	1999
(4)	CNG Refueling Island	100 Ft <sup>2</sup>	1996
(5)	CNG Refueling Island	100 Ft <sup>2</sup>	1996

2. Utility Providers:

- a. Storm and Sanitary Sewer (and public sewer connection date, if known):

City of Philadelphia; storm sewer connection date June 1986

- b. Potable Water Service Provider:

None.

- c. Electricity Provider:

PECO

- d. Natural Gas Service Provider (and connection date, if known):

Philadelphia Gas Works (PGW)

3. Are you aware of any current or former, registered or unregistered aboveground storage tanks ("ASTs") or underground storage tanks ("USTs")? Are there any vent or fill pipes located on the property?

PGW is unaware of any.

4. Are you aware of any transformers located on the property: No

- a. Is the transformer owned by the local utility company?

N/A

- b. Is the PCB content of the transformer known and/or marked?

N/A

5. Is there any hydraulic equipment present on the property such as lifts or elevators?

No

6. Please describe the chemical storage on the property including container type (drums, sacks, etc.), size of containers and approximate quantity.

None

7. Are any regulated wastes generated on the property? If so, what is the method of disposal of the regulated wastes?

No

8. Are there any floor drains or sumps present on the property? If so, indicate how many, the location of the drains/sumps, the discharge location of the drains/sumps, and whether or not the drains contain oil/water separators or grease traps.

Storm drains with catch basins in the parking lot

9. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin? Is there certification documentation for any clean fill brought onto the property?

No. No certification of clean fill

10. Are there any pits, ponds, or lagoons present on the property associated with waste treatment or waste disposal?

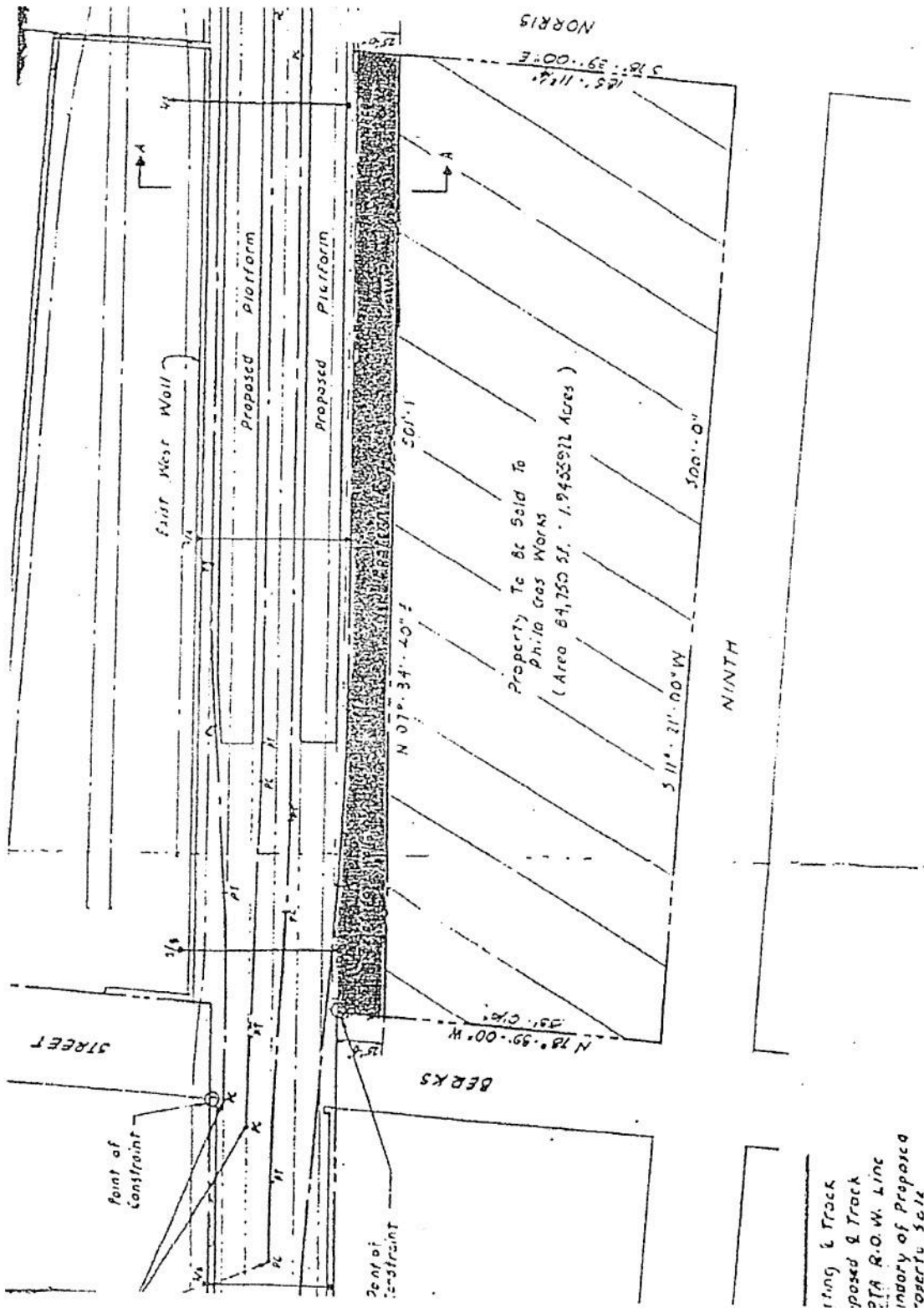
No

11. Are you aware of any stained soil on the property?

No

12. Are you aware of any dumped, buried, or burned waste materials, tires, automotive or industrial batteries located on the property?

No





## **Regulatory Agencies' Documentation**



February 23, 2010

**PHILDC 1001**

Mr. Richard Van Holt, Freedom of Information Officer  
United States Environmental Protection Agency  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029

**RE: Compliance/Regulatory Status**

Dear Mr. Van Holt:

Pennoni is conducting Phase I Environmental Site Assessment ("ESA") of the property listed below. The purpose of the ESA is to identify recognized environmental conditions ("RECs") as defined in United States Environmental Protection Agency ("U.S. EPA") rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries ("AAI"), and the American Society for Testing and Materials ("ASTM") Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

Please provide any information contained in your files regarding illegal waste discharges, Notice of Violations, and the current regulatory status of the following property:

**Former Philadelphia Gas Works (PGW) Refueling Station  
North 9<sup>th</sup> and Norris Streets/North 9<sup>th</sup> and West Berks Street  
Philadelphia, Pennsylvania 19122  
Philadelphia Tax Map 16-N-2, Parcel 8 (Lot 171)  
See attached plan**

Please feel free to contact me at (215) 254-7772 if you have any questions regarding this request.

Sincerely,

**PENNONI ASSOCIATES, INC.**

Jeffrey M. Ham  
Associate Environmental Scientist

*P:\Projects\PHILDC\PHILDC\PHILDC1001.01-Market West Phase I ESA\CORRESPONDENCE\SENT\USEPA Region III Letter.doc*

February 23, 2010

**PHILDC 1001**

Mr. Jim Guilliams, Records Officer  
Pennsylvania Department of Environmental Protection  
2 East Main Street  
Norristown, Pennsylvania 19401

**RE: Records Review Request**

Dear Mr. Guilliams:

Pennoni is conducting Phase I Environmental Site Assessment ("ESA") of the property listed below. The purpose of the ESA is to identify recognized environmental conditions ("RECs") as defined in United States Environmental Protection Agency ("U.S. EPA") rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries ("AAI"), and the American Society for Testing and Materials ("ASTM") Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

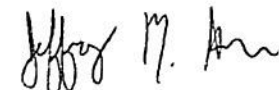
As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, and violations of environmental laws and/or permits on the following property and in the immediate vicinity (i.e., adjoining properties).

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See attached plan**

Please contact me at (215) 254-7772 to schedule an appointment to review available records.

Sincerely,

**PENNONI ASSOCIATES, INC.**



Jeffrey M. Ham  
Associate Environmental Scientist

*G:\W\WEWL\WEWL 1001 Market West Phase I ESA\CORRESPONDENCE\SENT\PADEP\_Southeast Regional Office.doc*



PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

One Drexel Plaza  
3001 Market Street  
Philadelphia, PA 19104-2897  
Tel: 215 • 222 • 3000  
Fax: 215 • 222 • 0591

## FACSIMILE TRANSMITTAL

NUMBER OF PAGES: 2 DATE: February 23, 2010  
(including this sheet)

TO: Mr. Jim Guilliams, Records Officer

FIRM: Pennsylvania Department of Environmental Protection

FACSIMILE NO: (484) 250-5914 PHONE NO: (484)-250-5910

FROM: Jeff Ham

PAI PROJECT NO: PHILDC 1001.01

ORIGINAL WILL FOLLOW: ☐

LIST OF ITEMS TRANSMITTED		
DATE	NO:	DESCRIPTION
02/23/10	1	Records Request

COMMENTS:

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PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

February 23, 2010

**PHILDC 1001**

Mr. Benjamin C. Jewell  
Philadelphia Water Department  
Industrial Waste Unit  
1101 Market Street  
3rd Floor, ARA Tower  
Philadelphia, Pennsylvania 19107

**RE: Records Review Request**

Dear Mr. Jewell:

Pennoni is conducting Phase I Environmental Site Assessment ("ESA") of the property listed below. The purpose of the ESA is to identify recognized environmental conditions ("RECs") as defined in United States Environmental Protection Agency ("U.S. EPA") rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries ("AAI"), and the American Society for Testing and Materials ("ASTM") Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

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Philadelphia Tax Map 16-N-2, Parcel 8 (Lot 171)  
See attached plan**

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Sincerely,

**PENNONI ASSOCIATES, INC.**

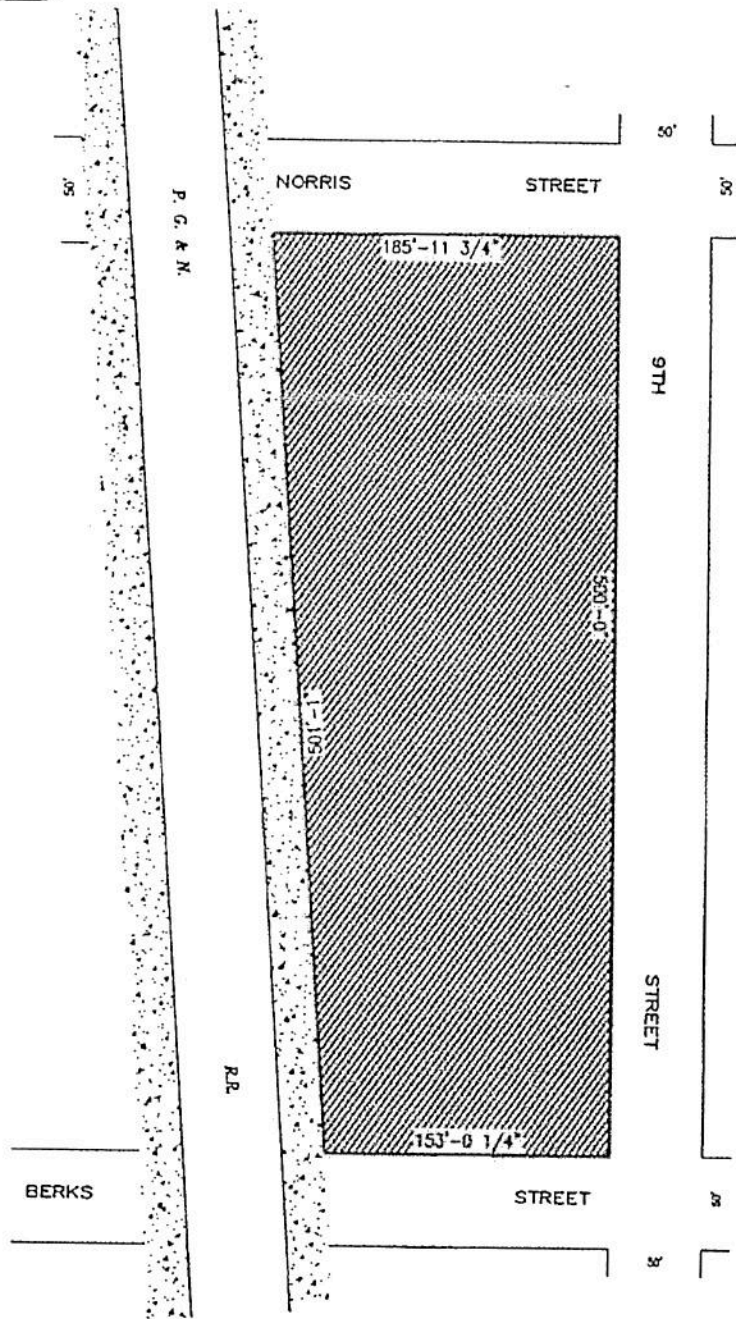
  
Jeffrey M. Ham

Associate Environmental Scientist

P:\Projects\PHILDC\PHILDC\PHILDC1001.01-Market West Phase I ESA\CORRESPONDENCE\SENT\water1.doc

16-N-2 parcel 8

NO.	SQ. FT.	ACRES
001	84,751.8	1.9685



NOT TO BE USED FOR TITLE  
OR CONSTRUCTION PURPOSES

REDEVELOPMENT AUTHORITY of the CITY OF PHILADELPHIA

9TH & NORRIS STREETS

REDEVELOPMENT  
ENGINEERING  
SERVICES

Drawn by: RJM

Checked: MK

Scale: N.T.S.

Date:

6-24-09



March 2, 2010

**PHILDC 1001**

Mr. Richard Van Holt, Freedom of Information Officer  
United States Environmental Protection Agency  
1650 Arch Street  
Philadelphia, Pennsylvania 19103-2029

**RE: Compliance/Regulatory Status**

Dear Mr. Van Holt:

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1900-1970 North 9<sup>th</sup> Street and 901 West Berks Street  
Philadelphia, Pennsylvania 19122  
Philadelphia Tax Map 16-N-2, Parcel 8 (Lot 171)**

Please feel free to contact me at (215) 254-7772 if you have any questions regarding this request.

Sincerely,

**PENNONI ASSOCIATES, INC.**

Jeffrey M. Ham  
Associate Environmental Scientist

\\PHL-SVR-02\Collaboration\Projects\PHILDC\PHILDC1001.01-9th & Berks Phase I  
ESA\CORRESPONDENCE\SENT\USEPA Region III Letter.doc





PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

One Drexel Plaza  
3001 Market Street  
Philadelphia, PA 19104-2897  
Tel: 215 • 222 • 3000  
Fax: 215 • 222 • 0591

## FACSIMILE TRANSMITTAL

NUMBER OF PAGES: 2 DATE: March 2, 2010  
(including this sheet)

TO: Mr. Jim Guilliams, Records Officer

FIRM: Pennsylvania Department of Environmental Protection

FACSIMILE NO: (484) 250-5914 PHONE NO: (484)-250-5910

FROM: Jeff Ham

PAI PROJECT NO: PHILDC 1001.01

ORIGINAL WILL FOLLOW: ☐

### LIST OF ITEMS TRANSMITTED

DATE	NO:	DESCRIPTION
03/02/10	1	Records Request

COMMENTS:

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FACSIMILE LETTER

March 2, 2010

**PHILDC 1001**

Mr. Jim Williams, Records Officer  
Pennsylvania Department of Environmental Protection  
2 East Main Street  
Norristown, Pennsylvania 19401

**RE: Records Review Request**

Dear Mr. Williams:

Pennoni is conducting Phase I Environmental Site Assessment ("ESA") of the property listed below. The purpose of the ESA is to identify recognized environmental conditions ("RECs") as defined in United States Environmental Protection Agency ("U.S. EPA") rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries ("AAI"), and the American Society for Testing and Materials ("ASTM") Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

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Sincerely,

**PENNONI ASSOCIATES, INC.**

Jeffrey M. Ham  
Associate Environmental Scientist

\\PHL-SVR-02\Collaboration\Projects\PHILDC\PHILDC1001.01-9th & Berks Phase I  
ESA\CORRESPONDENCE\SENT\PADEP\_Southeast Regional Office.doc



**PENNONI ASSOCIATES INC.**  
**CONSULTING ENGINEERS**

One Drexel Plaza  
3001 Market Street  
Philadelphia, PA 19104-2897  
Tel: 215 • 222 • 3000  
Fax: 215 • 222 • 0591

## FACSIMILE TRANSMITTAL

NUMBER OF PAGES: 2 DATE: March 2, 2010  
(including this sheet)

TO: Ms. Carla Conchesky

FIRM: Philadelphia Water Department

FACSIMILE NO: (215) 685-8008 PHONE NO: \_\_\_\_\_

FROM: Jeff Ham

PAI PROJECT NO: PHILDC 1001.01

ORIGINAL WILL FOLLOW: ☐

LIST OF ITEMS TRANSMITTED		
DATE	NO:	DESCRIPTION
03/02/10	1	Records Request

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PENNONI ASSOCIATES INC.  
CONSULTING ENGINEERS

March 2, 2010

**PHILDC 1001**

Ms. Carla Conchesky  
Philadelphia Water Department  
Industrial Waste Unit  
1101 Market Street  
3rd Floor, ARA Tower  
Philadelphia, Pennsylvania 19107

**RE: Records Review Request**

Dear Ms. Conchesky:

Pennoni is conducting Phase I Environmental Site Assessment ("ESA") of the property listed below. The purpose of the ESA is to identify recognized environmental conditions ("RECs") as defined in United States Environmental Protection Agency ("U.S. EPA") rules under 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries ("AAI"), and the American Society for Testing and Materials ("ASTM") Standard Practice for Environmental Site Assessments: E 1527-05, consisting of conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the referenced property.

As such, we are interested in any information regarding illegal waste discharges, storage tanks, environmental contamination, and violations of environmental laws and/or permits on the following property and in the immediate vicinity (i.e., adjoining properties).

**Former Philadelphia Gas Works (PGW) Refueling Station**  
**1900-1970 North 9<sup>th</sup> Street and 901 West Berks Street**  
**Philadelphia, Pennsylvania 19122**  
**Philadelphia Tax Map 16-N-2, Parcel 8 (Lot 171)**

Please feel free to contact me at (215) 254-7772 if you have any questions regarding this request.

Sincerely,

**PENNONI ASSOCIATES, INC.**

Jeffrey M. Ham

Associate Environmental Scientist

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